

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – May 5, 2006
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:07 a.m. and adjourned at 9:15 a.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Kreitzer, Riess, Woods

Commissioners Absent: Day, Miller

Advisors Present: Brazell, Kotitsa, Sinsay (DPW); Taylor (OCC)

Staff Present: Pryor, Cibit, Gowens, Russell, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of April 21, 2006.

Action: Riess – Woods

Approve the Minutes of April 21, 2006.

Ayes: 5 - Beck, Brooks, Kreitzer, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 2 - Day, Miller

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

D. Formation of Consent Calendar: Items 1 and 2

TM 5396, R04-019
and S04-054, Agenda Item 1:

1. Woodside Investors LLC & PDIT Investment LLC, Tentative Map (TM) 5396, Zone Reclassification R04-019, and Site Plan S04-054, Lakeside Community Plan Area

Proposal for 80 residential condominium units on a 4.03-acre project site with associated landscaping and recreational amenities. The three-story proposed units are in 14 different buildings with four to seven units per building and private garages. A Zone Reclassification proposes to change the existing C36 General Commercial zoning (which allows dwelling units only as a secondary use to principal commercial uses) to C34 General Commercial/Residential in order to allow residences as the primary use on the property. Family Residential is allowed as the primary use in C34 pursuant to Section 2342.a of the Zoning Ordinance. The Zone Reclassification also proposes to change the height designator from "G" to "H" to allow for three stories instead of two, although the maximum height will remain at 35 feet. A concurrent Site Plan is required because the current zoning includes a "B" Community Design Review special area regulation, which requires compliance with the Lakeside Design Guidelines. The subject property is designated (13) General Commercial by the Lakeside Community Plan and is located at the southeast corner of the intersection of Woodside Avenue and Manilla Drive.

Staff Presentation: Gowens

Proponents: 2; **Opponents:** 0

This Item is approved on consent.

Action: Woods - Kreitzer

1. Adopt the Resolution approving TM 5396, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law;

**TM 5396, R04-019 &
S04-054, Agenda Item 1:**

2. Approve the Form of Decision approving Site Plan S04-054, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law; and
3. Recommend that the Board of Supervisors adopt the Form of Ordinance changing the zoning classification of certain property in the Lakeside Community Plan Area (R04-019).

Ayes:	5 -	Beck, Brooks, Kreitzer, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Day, Miller

P03-094, Agenda Item 2:

2. Michael Nielsen on behalf of RBS Towing, Major Use Permit P03-094, Ramona Community Plan Area

Proposed two-phased construction of a 6,000 square-foot garage for two truck storage, a 480 square-foot office, and 32,000 square feet of outdoor storage of impound vehicles enclosed by an eight-foot-high chain link security fence and a five-foot-wide perimeter landscape buffer and drainage swale. Frontage along Olive Street will be landscaped with a 30-foot-wide buffer, and the site will include paved parking accommodating 36 vehicles for employees and customers. An existing single-family residence and accessory shed will be used for a caretaker, as operations will be on-call for emergencies 24 hours a day, seven days a week. The property is zoned M54 General Impact Industrial Use Regulations, which allows storage of impound vehicles with a Major Use Permit pursuant to Section 2545.b of the Zoning Ordinance. The property is also zoned with a "B" Special Area Regulation, which requires community design review in conformance with the Ramona Design Guidelines. The property is designated (16) General Impact Industrial by the General Plan and is located at 1148 Olive Street in Ramona.

Staff Presentation: Gowens

Proponents: 0; **Opponents:** 0

This Item is approved on consent, following Commissioner Riess' announcement that he will abstain from voting.

Action: Woods - Kreitzer

Grant Major Use Permit P03-094, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	4 -	Beck, Brooks, Kreitzer, Woods
Noes:	0 -	None
Abstain:	1 -	Riess
Absent:	2 -	Day, Miller

Administrative:

F. Report on actions of Planning Commission's Subcommittees:

There were no reports.

G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

No one was designated to attend the May 10, 2006 Board of Supervisors meeting.

H. Discussion of correspondence received by the Planning Commission:

No correspondence was received, and County Counsel advises the Commission to cease further inquiries regarding a Campo-area development proposal – Starr Ranch – as this proposal will be placed on a future Planning Commission Agenda for consideration.

Department Report

H. Scheduled Meetings:

May 19, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 2, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 16 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 30, 2006	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
July 14, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 28, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 11, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 25, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room

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Administrative Items:

September 8, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 22, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 6, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 20, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 3, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 17, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 1, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 15, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 9:15 a.m. to 9:00 a.m. on May 19, 2006 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.